



PLANNING COMMISSION WORK SESSION AGENDA

Monday, April 24, 2023 - 6:00 PM

City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Erik Glover, City Recorder at 541.574.0613, or e.glover@newportoregon.gov.

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to publiccomment@newportoregon.gov. Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. CALL TO ORDER

Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, Marjorie Blom, Dustin Capri, and Greg Sutton.

2. NEW BUSINESS

2.A Update on FEMA Response to Endangered ESA Litigation.

[Memorandum](#)

[FEMA EIS Comment Deadline Reminder Email](#)

[Slide Presentation from FEMA's 4/20/23 Scoping Session](#)

3. UNFINISHED BUSINESS

3.A Update on Implementation of Bayfront Parking Management Solution.

[Memorandum](#)

[Bayfront Parking Meter-Permit Plan](#)

[Parking Lot Improvement Estimates](#)

[Regulatory Sign Concepts](#)

3.B Planning Commission Work Program Update.

[PC Work Program 04-21-23](#)

4. ADJOURNMENT

Memorandum

To: Planning Commission / Commission Advisory Committee
From: Derrick I. Tokos, AICP, Community Development Director
Date: April 21, 2023
Re: Update on FEMA Response to Endangered ESA Litigation

In response to a 2016 lawsuit brought against the Federal Emergency Management Agency (FEMA) by the Audubon Society, FEMA initiated consultation with the National Marine Fisheries Service (NMFS) pursuant to Section 7 of the Endangered Species Act. NMFS requires FEMA make several changes to how the National Flood Insurance Program (NFIP) is implemented in Oregon to avoid continued jeopardy for the threatened and endangered species (e.g. salmonids) and habitat described in the Biological Opinion.

On March 6, 2023, FEMA published a [Notice of Intent \(NOI\)](#) to prepare an Environmental Impact Statement (EIS). FEMA is soliciting public comments on potential issues, concerns, and reasonable alternatives that FEMA should consider in an EIS for *the National Flood Insurance Program – Endangered Species Act Integration in Oregon Plan*.

The Deadline for public comments is May 5, 2023.

The proposed action that FEMA will evaluate in the EIS is the execution of the Oregon Implementation Plan for NFIP-ESA Integration, developed by FEMA with input from the State of Oregon and public stakeholders between 2016 and 2021. The draft plan comprises changes to information provided to communities, mapping products, and reporting requirements for NFIP-participating communities as well as a range of potential measures communities will need to select from to collectively meet a “no net loss” standard of three key natural floodplain functions: flood storage, water quality, and riparian vegetation.

For this work session, I will be prepared to walk through a slide presentation that FEMA put together for a recent scoping session that I attended (attached). Port of Newport staff attended as well. I’ll also be prepared to discuss its likely impacts on Newport and actions the City will need to take over the next 2-3 years. With respect to the EIS, and May 5th comment period, we will be discussing the matter with the City Council at its May 1st meeting to see if there are comments they would like to submit. One area that we might want to weigh in on has to do with the relationship between any new FEMA habitat protection standards and those that are already in place as part of the Department of State Lands/US Army Corps permitting process for in-water development. New redundant permitting requirements, or requirements that allow new avenues of appeal (in cases where a party is unhappy with the Army Corps decision) could significantly delay Port projects. FEMA should be sensitive to that issue. Any thoughts you may have regarding the EIS, and comments the City might make, would be much appreciated.

Attachments

FEMA EIS Comment Deadline Reminder Email
Slide Presentation from FEMA’s 4/20/23 Scoping Session

Sherri Marineau

From: EIS-Oregon-NFIP@starr-team.com on behalf of RSC10 <RSC10@starr-team.com>
Sent: Friday, April 14, 2023 12:33 PM
To: Derrick Tokos
Subject: Reminder: FEMA Requests Public Comments for Oregon NFIP EIS, Virtual and Onsite meetings scheduled

[WARNING] This message comes from an external organization. Be careful of embedded links.

You don't often get email from rsc10@starr-team.com. [Learn why this is important](#)

FEMA Requests Public Comments for National Flood Insurance Program Environmental Impact Statement

FEMA is proposing changes to the implementation of the National Flood Insurance Program (NFIP) in Oregon. As part of the process, FEMA will develop an Environmental Impact Statement (EIS) under the National Environmental Policy Act to identify the potential impacts to the human environment.

On March 6, 2023, FEMA published a [Notice of Intent \(NOI\)](#) to prepare an EIS. FEMA is soliciting public comments on potential issues, concerns, and reasonable alternatives that FEMA should consider in an EIS for *the National Flood Insurance Program – Endangered Species Act Integration in Oregon Plan*.

The Deadline for public comments is May 5, 2023.

The EIS will not apply to municipalities in Baker, Harney, Klamath, Lake, and Malheur Counties.

Public Meetings: Dates below!

Two more virtual public meetings are scheduled:

- Tuesday, April 18, 2023 from 4-6pm PDT. Register [here](#).
- Thursday, April 20, 2023 from 4-6pm PDT. Register [here](#).

An in-person public meeting will take place in Pendleton, Oregon:

- Wednesday, April 19, 2023 from 5:30pm-7:30pm PDT.
- Location: Vert Auditorium
480 SW Dorion Ave
Pendleton, OR 97801

Information about the Oregon Biological Opinion, public process, public meetings, supporting documentation, and how to submit comments is shared on the project website: <https://www.fema.gov/about/organization/region-10/oregon/nfip-esa-integration>

Modifications to the Implementation of the National Flood Insurance Program in Oregon

Floodplain Managers Pre-Scoping Meeting | March/April 2023



FEMA





Oregon Implementation Plan for NFIP-ESA Integration

FEMA's response and proposed implementation
approach for the 2016 Biological Opinion on the
National Flood Insurance Program in Oregon

DRAFT, October 2021



Agenda

- Meeting Purpose
- Background on the NFIP
- Overviews of the Endangered Species Act (ESA) and National Environmental Policy Act (NEPA)
- Oregon NFIP Implementation
- NEPA Process
 - Schedule
 - Proposed Action
 - Purpose and Need
 - Alternatives
 - Potential Impacts
- Providing Comments



Purpose of today's floodplain managers' meeting

1

Inform floodplain managers about the National Environmental Policy Act (NEPA) review for upcoming changes to implementation of the National Flood Insurance Program (NFIP) in Oregon

2

Describe the Environmental Impact Statement (EIS) process, including the Proposed Action, Purpose and Need, and Alternatives

3

Receive comments on the Proposed Action and Alternatives



FEMA



Congress created the NFIP via the National Flood Insurance Act (NFIA) of 1968, following devastating flooding in the 1960s

- The NFIP reduces future flood damage by requiring minimum floodplain management standards and provides protection for property owners against potential flood losses through insurance
- The purpose of the NFIP is to minimize the long-term risks to persons and property from the effects of flooding, and reduce the escalating costs of flood damages to taxpayers
- The NFIP is administered by the Federal Emergency Management Agency (FEMA)



FEMA

Today, flooding continues to be the single greatest source of damage from natural hazards in the United States

- The NFIP serves as the foundation for national efforts to reduce the loss of life and property from flood disasters, both through insurance and key “noninsurance activities” including mapping flood hazards, disseminating flood-risk information, and setting minimum floodplain management standards
- Implementation of the NFIP is estimated to save the nation roughly \$1.6 billion annually through avoided flood losses



NFIP from the National Flood Insurance Act (NFIA) of 1968

- Quid pro quo program
- FEMA makes flood insurance available if
 - Communities voluntarily agree to regulate development in the floodplains using the minimum floodplain management standards
- Over 22,500 communities participate (states, Tribes, cities, towns, counties)
- FEMA does not regulate local land use; the Constitution reserves that right for the states



Federal Role

- Updated maps
- Establish development/ building standards
- Provide flood insurance coverage
- Oversee programmatic implementation of the NFIP including training, technical assistance, and enforcement

Community Role

- Establish higher regulatory standards (opt)
- Adopt/enforce local floodplain management ordinances
- Issue or deny development/building permits
- Development oversight



When do I need a permit under the NFIP?

1. Is the project happening in the Special Flood Hazard Area (SFHA) / i.e., Regulatory Floodplain?



FEMA

2. Does the project meet the definition of Development?

44 CFR 59.1 *Development* means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.



Overview of the Endangered Species Act (ESA)

Section 7(a)(1) of the ESA requires Federal agencies to use their authorities to carry out programs that protect and conserve endangered and threatened species and their habitats

Section 7(a)(2) of the ESA requires Federal agencies to ensure that any action they authorize, fund, or carry out is unlikely to jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of their habitat

The ESA is implemented by the National Marine Fisheries Service (NMFS) and the U.S. Fish and Wildlife Service (USFWS).



FEMA



Oregon ESA consultation history

Biological Opinion (BiOp)

- Document issued by the Services reviewing the proposed action
- NMFS has completed two BiOps in FEMA Region 10 regarding implementation of the NFIP (WA & OR)
- Both resulted in jeopardy determinations



Reasonable and Prudent Alternatives (RPA)

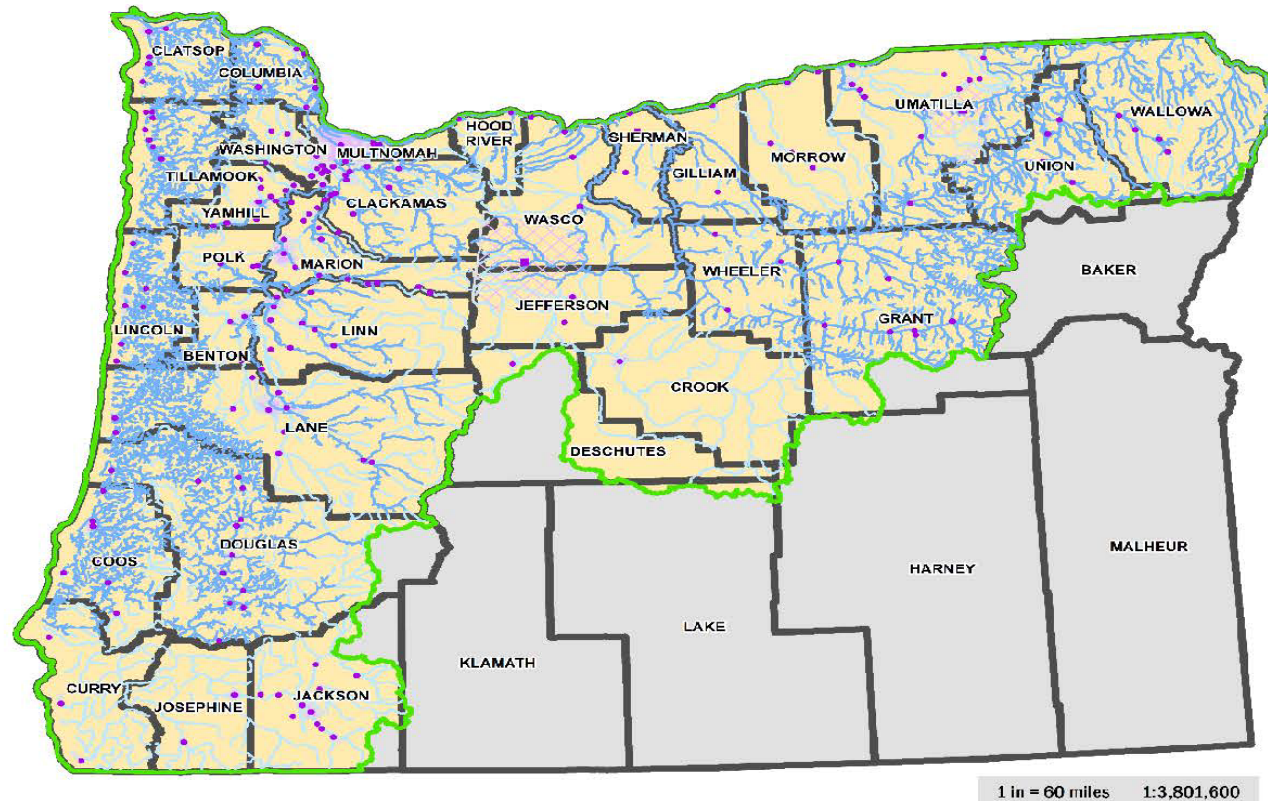
- Additional report issued with a BiOp when a jeopardy opinion is made
- Describes alternatives to implementing the proposed action that meet ESA compliance
- Each WA & OR BiOp included an RPA as guidance to FEMA on alternative methods for implementing the NFIP locally

Overview of 2016 NMFS NFIP jeopardy finding for Oregon

- In 2016, NMFS released a Biological Opinion (BiOp) on the NFIP's effects on threatened or endangered species in Oregon's watersheds (Action Area)
 - State of Oregon, two tribal nations, and 260 communities across 36 counties
 - The BiOp tasked FEMA to modify **NFIP implementation in Oregon such that development actions in the floodplain result in “no net loss” to key habitat functions**
 - Flood storage
 - Water quality
 - Riparian vegetation
- “No Net Loss” means mitigate on-site, within the same reach, or in the same watershed with different mitigation ratios*
- 2019-2021, FEMA—with DLCD and other stakeholders—developed the **2021 Oregon Implementation Plan for NFIP-ESA Integration**

Implementation (Action) area

- Overlap: Six Salmon and Steelhead Recovery Domains
- NFIP current or future participating communities
- Mapped or future mapped Special Flood Hazard Area



OREGON NFIP BIOP ACTION AREA

2021.09.28

LEGEND

OREGON NFIP ACTION AREA

CRITICAL HABITATS (SALMON/STEELHEAD)*

MAJOR STREAMS

COUNTIES

NFIP PARTICIPATING TRIBES

NFIP PARTICIPATING COMMUNITIES

ABOUT

This map displays the Oregon NFIP BIOP Action Area where critical habitats for salmon and steelhead (and areas upstream of those habitats) are displayed in relation to NFIP participating tribes and jurisdictions. Most NFIP-participating communities within Oregon have all or a portion of land within the BIOP Action Area, with the exception of Baker, Harney, Klamath, Lake, and Malheur Counties.

*Critical Habitats are via NOAA Fisheries: <https://www.fisheries.ncaa.gov/resource/map/critical-habitat-salmon-and-steelhead-all-west-coast>



FEMA



The Plan outlines the actions FEMA plans to take to ensure Oregon NFIP implementation is compliant with the ESA and 2016 BiOp...

FEMA's development of the Oregon Implementation Plan included stakeholder input throughout the process:

- Large stakeholder workshops
- Small discussion groups
- Briefings with state & federal agencies

Actions include changes to:

- Information provided to communities
- Mapping products
- Reporting requirements for participating communities



FEMA plans to analyze the Oregon Implementation Plan under NEPA via an EIS to evaluate its potential impacts



...as well as four paths communities can take to meet the “no net loss” standard

A

Adopt a **model ordinance** that contains the required elements

B

Complete and submit to FEMA an **ordinance checklist** to demonstrate that new and/or existing local policies address the required elements

C

Complete and implement an **approved community compliance plan**, developed by the local community and approved prior to implementation by FEMA (in coordination with NMFS) as meeting the “no net loss” goal at the community level (e.g., ESA 4(d) limit)

D

Complete and implement a **community-level habitat conservation plan**, as outlined in Section 10 of the ESA



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Clarifications

- Does not require a floodplain development permit where not previously required.
- Does not apply to agriculture, dairy, silviculture, and other forest practices that do not involve filling, grading, or construction of levees or structures.
- Does not prohibit development in the SFHA.
- No restriction or mitigation for maintenance, repair, or remodel of existing buildings, facilities, and utilities *within their existing footprints*.
- Not a one-size fits all solution; each community can select one or more pathways today and can change in the future.
- Pathways B and C allow for a community-specific analysis to account for local floodplain values, different buffer zones, and other unique local conditions .

Oregon Implementation Plan timeline

Litigation to Planning

2009: Audubon Society et al. vs FEMA

2016: Jeopardy opinion, ESA BiOp RPA

2018: DRRRA extension (3 yrs)

2019 to 2021: Implementation Planning

Moving toward Implementation

Spring 2021: Draft approach & stakeholder input

Fall 2021: Final draft Implementation Plan & feedback

2022-2024: NEPA Review Process

Est. 2025+: Community Implementation



FEMA

Federal Emergency Management Agency



Overview of the National Environmental Policy Act (NEPA)

- Requires Federal agencies to evaluate potential environmental impacts as part of their planning and decision-making process
 - Prepare an Environmental Impact Statement (EIS) for actions that have the potential for significant effects on the natural, physical, or human environment
 - Effects include ecological, aesthetic, historic, cultural, economic, social, or health, whether direct, indirect, or cumulative
- FEMA is preparing an EIS for the Implementation Plan as impacts to communities will likely be significant

The National Environmental Policy Act of 1969, as amended

(Pub. L. 91-190, 42 U.S.C. 4321-4347, January 1, 1970, as amended by Pub. L. 94-52, July 3, 1975, Pub. L. 94-83, August 9, 1975, and Pub. L. 97-258, § 4(b), Sept. 13, 1982)

An Act to establish a national policy for the environment, to provide for the establishment of a Council on Environmental Quality, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "National Environmental Policy Act of 1969."

Purpose

Sec. 2 [42 USC § 4321]. The purposes of this Act are: To declare a national policy which will encourage productive and enjoyable harmony between man and his environment; to promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man; to enrich the understanding of the ecological systems and natural resources important to the Nation; and to establish a Council on Environmental Quality.

TITLE I

CONGRESSIONAL DECLARATION OF NATIONAL ENVIRONMENTAL POLICY

Sec. 101 [42 USC § 4331].

(a) The Congress, recognizing the profound impact of man's activity on the interrelations of all components of the natural environment, particularly the profound influences of population growth, high-density urbanization, industrial expansion, resource exploitation, and new and expanding technological advances and recognizing further the critical importance of restoring and maintaining environmental quality to the overall welfare and development of man, declares that it is the continuing policy of the Federal Government, in cooperation with State and local governments, and other concerned public and private organizations, to use all practicable means and measures, including financial and technical assistance, in a manner calculated to foster and promote the general welfare, to create and maintain conditions under which man and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of present and future generations of Americans.

(b) In order to carry out the policy set forth in this Act, it is the continuing responsibility of the Federal Government to use all practicable means, consistent with other essential

Purpose and need

Per the BiOp, FEMA must implement the NFIP within the Action Area so as not to jeopardize listed species and their critical habitats

- To align with the BiOp's intent, FEMA developed an Implementation Plan outlining the actions the agency will take in Oregon to ensure NFIP implementation is consistent with the ESA
- The actions outlined in the Implementation Plan are the “**Proposed Action**” that FEMA plans to analyze under NEPA to determine its impacts
- FEMA will also consider **Alternatives** to the Proposed Action that could meet the Purpose and Need, as well as a “**No Action**” **alternative** to outline what would occur if no changes were made to the program

Note that the No Action alternative is insufficient to meet the Purpose and Need but must be analyzed per NEPA regulations.

Alternatives

- In addition to the Proposed Action and “No Action” alternatives, the EIS will consider a range of reasonable alternatives for NFIP implementation in Oregon
- Each alternative analyzed will contain measures and actions (options) that allow communities to meet the no net loss standard
 - For example, 5 acre minimum for a subdivision

FEMA welcomes comments from the public and stakeholders on potential alternatives or options to consider in this process.



FEMA



FEMA is seeking input on information, studies, and analyses concerning impacts that may result from the Proposed Action or alternatives

Specifically, FEMA requests comments on:

1. Potential adverse or beneficial effects that the Proposed Action could have on **biological resources, including species and their habitats**
2. Potential adverse or beneficial effects that the Proposed Action could have on **physical resources and floodplain functions**
3. Potential adverse or beneficial effects that the Proposed Action could have on **socioeconomics**
4. Other **possible reasonable alternatives to the Proposed Action** that FEMA should consider to achieve the no net loss of floodplain function performance standard

*All comments must be postmarked by
TBD (anticipated mid-May 2023)*

Providing comments

- Provide verbal comments during today's meeting, or future scoping meeting
- Submit comments at [regulations.gov](https://www.regulations.gov) following the instructions in the NOI
- Send written comments via email to: FEMA-R10-ESAccomments@fema.dhs.gov
- Submit written comments by mail to:
[Ms. Science Kilner, Regional Environmental Officer](#)
[FEMA Region 10](#)
[130 228th Street SW](#)
[Bothell, WA 98021](#)
- We will compile all comments received to analyze and scope the EIS analyses; a summary of the scoping comments will be included in the Draft EIS
- Visit <https://www.fema.gov/about/organization/region-10/oregon/nfip-esa-integration>



Next steps

Notice of Intent – Mar 2023



Scoping Process – Mar-May 2023

Draft EIS – Dec 2023

Public Comment on Draft EIS

Final EIS / ROD – Dec 2024

Finalize / Publish Plan – Jan – Mar 2025

Community implementation - Sep 2025






FEMA






Achieving no net loss requires mitigation for development

Under the draft Implementation Plan, any development actions that result in a “loss” to one or more of the BiOp’s key floodplain functions must either be mitigated for or avoided:

Floodplain Function	Examples of Potentially Harmful Development Activities
 Flood Storage	<i>Placement of fill</i>
 Water Quality	<i>Addition of impervious surface</i>
 Riparian Vegetation	<i>Removal of existing vegetation</i>

FEMA conducted preliminary analyses of the potential impacts of additional mitigation or avoidance to three ‘model’ Oregon Communities:

-  Urban
-  Suburban
-  Rural



FEMA



Sample model community analysis – rural community

COMMUNITY CHARACTERISTICS



Rural



Population: ~1,000



Area: 1000 acres



Average Income: \$49,000



Approximately 80% of the Developable SFHA not yet Developed



Moderate overlap between SFHA and established Urban Growth Areas

...consider development activities for:*

- Dairy farm cowshed expansion
- Single family home expansion
- High school wing expansion
- *Pave gravel trail*
- *Expand school parking lot*



FEMA

* Not Included: Normal ag & forestry practices; maintenance, repair, road resurfacing; lawn care, gardening, removal of hazard trees & noxious weeds



Sample model community analysis – urban community

COMMUNITY CHARACTERISTICS



Urban



Population: >90,000



Area: ~15,000 acres



Average Income: \$87,000



Approximately 30% of the Developable SFHA not yet Developed



Minimal overlap between SFHA and established Urban Growth Areas

...consider development activities for:*

- Dairy farm cowshed expansion
- Multi-family building expansion
- Elementary school wing expansion
- Single family home expansion
- Airport cargo shed construction






FEMA

* Not Included: Normal ag & forestry practices; maintenance, repair, road resurfacing; lawn care, gardening, removal of hazard trees & noxious weeds



Food for thought when considering what input to provide:

- How would the need to ensure no net loss of the 3 floodplain functions affect program administration?
- How might the Plan affect your community?
- Would some demographic groups be impacted more than others?
- Considering impacts on different stakeholders, what other impacts does FEMA need to consider?

Floodplain Function	<i>Examples of Potentially Harmful Development Activities</i>
 Flood Storage	<i>Placement of fill</i>
 Water Quality	<i>Addition of impervious surface</i>
 Riparian Vegetation	<i>Removal of existing vegetation</i>



FEMA



Significant Impacts (From the published Notice of Intent)

Based on the Oregon NFIP BiOp, the DLCD stakeholder work groups, and the Oregon NIFIP Implementation Planning Group process, FEMA initially expects the proposed action to benefit natural floodplain functions, threatened and endangered species habitat, and essential fish habitat.

FEMA also **initially expects** the proposed action to **potentially significantly impact communities, individuals, and businesses** that intend on developing in the floodplain.


FEMA anticipates that there **may be adverse indirect impacts** to community land use planning, economics, social structures, development plans, minority, low-income populations, Tribes, infrastructure, agriculture, aquaculture, energy production and transmission, and transportation.





FEMA

Memorandum

To: Planning Commission / Commission Advisory Committee
From: Derrick I. Tokos, AICP, Community Development Director 
Date: April 21, 2023
Re: Update on Implementation of Bayfront Parking Management Solution

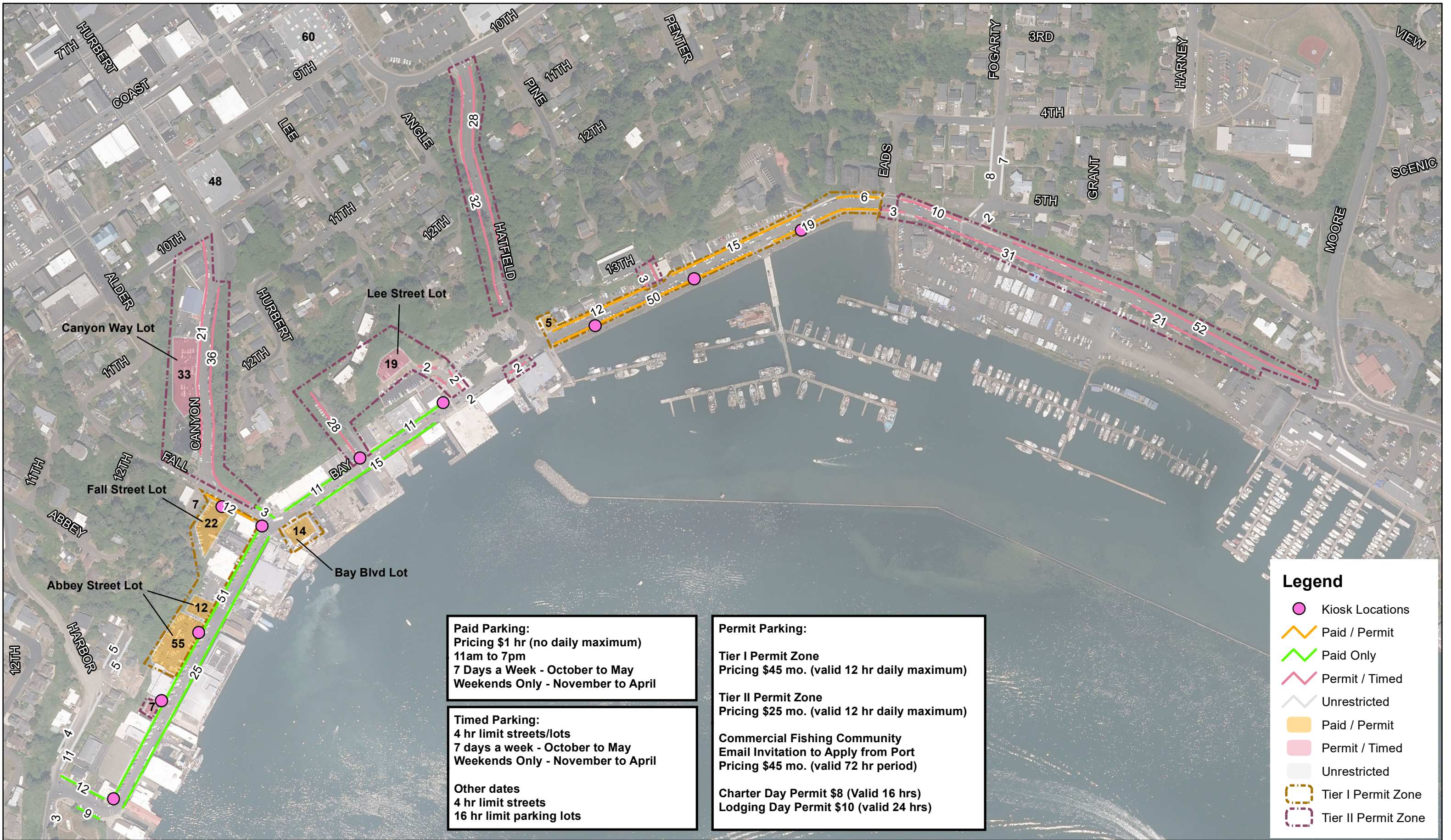
For this work session, I'll have a Google Earth .kml file queued up showing where sign changes are likely to be made along the Bayfront, options for regulatory signs, pay station placement, and our current thinking in terms of the project implementation timeline.

Attached is a map outlining the Parking Advisory Committee's current thinking in terms of the management strategy, concepts of the regulatory signs, and planned improvements to the parking lots.

I look forward to our discussion on Monday!

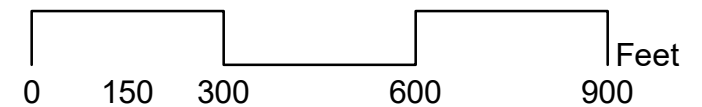
Attachments

Bayfront Parking Meter-Permit Plan
Parking Lot Improvement Estimates
Regulatory Sign Concepts



Draft Bay Front Parking Management Alternative

Aerial Image Taken 2021
4-inch, 4-band Digital Orthophotos
Date: February 15, 2023



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Bay Front Parking Lots

Conceptual Cost Estimate

Exhibit 'A' - Abbey Street Lot

March 23, 2023

Chris Beatty, PE

				Engineer's Estimate	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1	\$ 5,000.00	\$ 5,000.00
2	PUBLIC NOTIFICATION	LS	1	\$ 2,500.00	\$ 2,500.00
3	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	LS	1	\$ 5,000.00	\$ 5,000.00
4	EROSION CONTROL	LS	1	\$ 2,500.00	\$ 2,500.00
5	PAVEMENT PREPARATION INCLUDING CLEANING & VEGETATION REMOVAL	LS	1	\$ 5,000.00	\$ 5,000.00
6	FURNISH AND APPLY LEVEL 1 EMULSION SLURRY SEAL	SF	25,500.00	\$ 0.50	\$ 12,750.00
7	PAVEMENT DIGOUTS INCLUDING SAWCUT, EXCAVATION, 4" AC, 8" ROCK	SF	200.00	\$ 10.00	\$ 2,000.00
8	CRACK SEAL	LF	2,500.00	\$ 1.50	\$ 3,750.00
9	REMOVAL AND REPLACEMENT OF CONCRETE WHEEL STOPS	LF	20.00	\$ 300.00	\$ 6,000.00
10	FURNISH AND INSTALL CONCRETE WHEEL STOPS	EA	2.00	\$ 500.00	\$ 1,000.00
11	PAVEMENT MARKINGS 4" WHITE LINE (PAINT)	LF	1,500.00	\$ 3.00	\$ 4,500.00
12	ADA PARKING LEGEND	EA	4.00	\$ 500.00	\$ 2,000.00
TOTAL PROJECT COSTS					\$52,000.00
TOTAL MINUS 10% \$					46,800.00
TOTAL PLUS 20% \$					62,400.00
TOTAL PROJECT COST RANGE (\$47K - \$63K)					

NOTES:

1. Slurry seal may not be required

Bay Front Parking Lots

Conceptual Cost Estimate

Exhibit 'B' - Fall Street Lot

March 23, 2023

Chris Beatty, PE

				Engineer's Estimate	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000.00
2	PUBLIC NOTIFICATION	LS	1	\$ 1,000.00	\$ 1,000.00
3	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	LS	1	\$ 1,000.00	\$ 1,000.00
4	EROSION CONTROL	LS	1	\$ -	\$ -
5	PAVEMENT PREPARATION INCLUDING CLEANING & VEGETATION REMOVAL	LS	1	\$ 3,000.00	\$ 3,000.00
6	FURNISH AND APPLY LEVEL 1 EMULSION SLURRY SEAL	SF	12,000.00	\$ 0.50	\$ 6,000.00
7	PAVEMENT DIGOUTS INCLUDING SAWCUT, EXCAVATION, 4" AC, 8" ROCK	SF	600.00	\$ 10.00	\$ 6,000.00
8	CRACK SEAL	LF	1,000.00	\$ 1.50	\$ 1,500.00
9	REMOVAL AND REPLACEMENT OF CONCRETE WHEEL STOPS	LF	0.00	\$ 300.00	\$ -
10	FURNISH AND INSTALL CONCRETE WHEEL STOPS	EA	0.00	\$ 500.00	\$ -
11	PAVEMENT MARKINGS 4" WHITE LINE (PAINT)	LF	500.00	\$ 3.00	\$ 1,500.00
12	ADA PARKING LEGEND	EA	0.00	\$ 500.00	\$ -
TOTAL PROJECT COSTS					\$22,000.00
TOTAL MINUS 10% \$					19,800.00
TOTAL PLUS 20% \$					26,400.00
TOTAL PROJECT COST RANGE (\$20K- \$27K)					

Bay Front Parking Lots

Conceptual Cost Estimate

Exhibit 'C' - Bay Boulevard Lot

March 23, 2023

Chris Beatty, PE

				Engineer's Estimate	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1	\$ 3,000.00	\$ 3,000.00
2	PUBLIC NOTIFICATION	LS	1	\$ 1,000.00	\$ 1,000.00
3	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	LS	1	\$ 1,000.00	\$ 1,000.00
4	EROSION CONTROL	LS	1	\$ 500.00	\$ 500.00
5	PAVEMENT PREPARATION INCLUDING CLEANING & VEGETATION REMOVAL	LS	1	\$ -	\$ -
6	2" GRIND WITH 2" OVERLAY	SF	6,000.00	\$ 3.00	\$ 18,000.00
7	PAVEMENT DIGOUTS INCLUDING SAWCUT, EXCAVATION, 4" AC, 8" ROCK	SF	150.00	\$ 10.00	\$ 1,500.00
8	CRACK SEAL	LF	0.00	\$ 1.50	\$ -
9	REMOVAL AND REPLACEMENT OF CONCRETE WHEEL STOPS	EA	4.00	\$ 300.00	\$ 1,200.00
10	FURNISH AND INSTALL CONCRETE WHEEL STOPS	EA	1.00	\$ 500.00	\$ 500.00
11	PAVEMENT MARKINGS 4" WHITE LINE (PAINT)	LF	300.00	\$ 3.00	\$ 900.00
12	ADA PARKING LEGEND	EA	1.00	\$ 500.00	\$ 500.00
TOTAL PROJECT COSTS					\$28,100.00
TOTAL MINUS 10% \$					25,290.00
TOTAL PLUS 20% \$					33,720.00
TOTAL PROJECT COST RANGE (\$25 - \$34K)					

Bay Front Parking Lots

Conceptual Cost Estimate

Exhibit 'D' - Canyon Way Lot

March 23, 2023

Chris Beatty, PE

				Engineer's Estimate	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1	\$ 1,000.00	\$ 1,000.00
2	PUBLIC NOTIFICATION	LS	1	\$ 500.00	\$ 500.00
3	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	LS	1	\$ 500.00	\$ 500.00
4	EROSION CONTROL	LS	1	\$ -	\$ -
5	PAVEMENT PREPARATION INCLUDING CLEANING & VEGETATION REMOVAL	LS	1	\$ -	\$ -
6	FURNISH AND APPLY LEVEL 1 EMULSION SLURRY SEAL	SF	0	\$ 0.50	\$ -
7	PAVEMENT DIGOUTS INCLUDING SAWCUT, EXCAVATION, 4" AC, 8" ROCK	SF	280	\$ 10.00	\$ 2,800.00
8	CRACK SEAL	LF	700	\$ 1.50	\$ 1,050.00
9	REMOVAL AND REPLACEMENT OF CONCRETE WHEEL STOPS	EA	0	\$ 300.00	\$ -
10	FURNISH AND INSTALL CONCRETE WHEEL STOPS	EA	0	\$ 500.00	\$ -
11	PAVEMENT MARKINGS 4" WHITE LINE (PAINT)	LF	900	\$ 3.00	\$ 2,700.00
12	ADA PARKING LEGEND	EA	0	\$ 500.00	\$ -
TOTAL PROJECT COSTS					\$8,550.00
TOTAL MINUS 10%				\$	7,695.00
TOTAL PLUS 25%				\$	10,260.00
TOTAL PROJECT COST RANGE (\$8K - \$11K)					

NOTES:

1. No resurfacing required

Bay Front Parking Lots

Conceptual Cost Estimate

Exhibit 'E' - Lee Street Lot

March 23, 2023

Chris Beatty, PE

				Engineer's Estimate	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1	\$ 4,000.00	\$ 4,000.00
2	PUBLIC NOTIFICATION	LS	1	\$ 1,500.00	\$ 1,500.00
3	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	LS	1	\$ 1,000.00	\$ 1,000.00
4	EROSION CONTROL	LS	1	\$ 1,500.00	\$ 1,500.00
5	PAVEMENT PREPARATION INCLUDING CLEANING & VEGETATION REMOVAL	LS	1	\$ 4,000.00	\$ 4,000.00
6	FURNISH AND APPLY LEVEL 1 EMULSION SLURRY SEAL	SF	14,000.00	\$ 0.50	\$ 7,000.00
7	PAVEMENT DIGOUTS INCLUDING SAWCUT, EXCAVATION, 4" AC, 8" ROCK	SF	2,100.00	\$ 10.00	\$ 21,000.00
8	CRACK SEAL	LF	2,800.00	\$ 1.50	\$ 4,200.00
9	REMOVAL AND REPLACEMENT OF CONCRETE WHEEL STOPS	EA	0.00	\$ 300.00	\$ -
10	FURNISH AND INSTALL CONCRETE WHEEL STOPS	EA	0.00	\$ 500.00	\$ -
11	PAVEMENT MARKINGS 4" WHITE LINE (PAINT)	LF	600.00	\$ 3.00	\$ 1,800.00
12	ADA PARKING LEGEND	EA	0.00	\$ 500.00	\$ -
TOTAL PROJECT COSTS					\$46,000.00
TOTAL MINUS 10% \$					41,400.00
TOTAL PLUS 20% \$					55,200.00
TOTAL PROJECT COST RANGE (\$42K - \$55K)					

Bay Front Parking Lots

Conceptual Cost Estimate

Exhibit 'F' - Hatfield Drive Lot

March 23, 2023

Chris Beatty, PE

				Engineer's Estimate	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	MOBILIZATION	LS	1	\$ 2,500.00	\$ 2,500.00
2	PUBLIC NOTIFICATION	LS	1	\$ 500.00	\$ 500.00
3	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	LS	1	\$ 1,000.00	\$ 1,000.00
4	EROSION CONTROL	LS	1	\$ 500.00	\$ 500.00
5	PAVEMENT PREPARATION INCLUDING CLEANING & VEGETATION REMOVAL	LS	1	\$ -	\$ -
6	3" ASPHALT PAVEMENT OVER 8" BASEROCK INCLUDING EXCAVATION	SF	2,500	\$ 7.50	\$ 18,750.00
7	PAVEMENT DIGOUTS INCLUDING SAWCUT, EXCAVATION, 4" AC, 8" ROCK	SF	0	\$ 10.00	\$ -
8	CRACK SEAL	LF	0	\$ 1.50	\$ -
9	REMOVAL AND REPLACEMENT OF CONCRETE WHEEL STOPS	EA	0	\$ 300.00	\$ -
10	FURNISH AND INSTALL CONCRETE WHEEL STOPS	EA	4	\$ 500.00	\$ 2,000.00
11	PAVEMENT MARKINGS 4" WHITE LINE (PAINT)	LF	140	\$ 3.00	\$ 420.00
12	ADA PARKING LEGEND	EA	0	\$ 500.00	\$ -
TOTAL PROJECT COSTS					\$25,670.00
TOTAL MINUS 10% \$					23,103.00
TOTAL PLUS 20% \$					30,804.00
TOTAL PROJECT COST RANGE (\$23K - \$31K)					

Regulatory Sign Discussion

Paid (Meter) Streets
Green Dots on Map



Paid/Permit Streets
Yellow Dots on Map



Paid/Permit Lots
Yellow Dots on Map



Permit/Timed Streets
Red Dots on Map



Permit/Timed Lots
Red Dots on Map



Loading Zones



Note: Commercial Fisherman
Zone Permit to Allow 72 Hour
Occupancy.

Tentative Planning Commission Work Program

(Scheduling and timing of agenda items is subject to change)



April 24, 2023

Work Session

- Update on FEMA Response to Endangered ESA Litigation
- Update on Bayfront Parking Management Solution

April 24, 2023

Regular Session

- Continued Hearing File 2-CUP-23, South Beach Church Conditional Use Permit
- Hearing File 3-CUP-23, Vintage Photo Studio at 602 SW Bay Blvd
- Final Order and Findings File 3-CUP-23, Vintage Photo Studio at 602 SW Bay Blvd

May 8, 2023

Work Session

- Review Draft Multi-Family/Commercial Trash Enclosure Standards
- Draft Amendments to Special Parking Area Regulation (Relates to Bayfront Pkg Management Plan)

May 8, 2023

Regular Session

- File 1-CP-21, Action on Recommended Housing Production Strategies
- Final Order and Findings File 2-CUP-23, South Beach Church Conditional Use Permit
- Initiate Legislative Amendments for Multi-Family/Commercial Trash Enclosure Standards

May 22, 2023

Work Session

- Status of South Beach Island Annexation Project
- City Center Revitalization Project Update (Consultant to be under contract)

May 22, 2023

Regular Session

- TBD

June 12, 2023

Work Session

- Second Review of Amendments to Special Parking Area Regulation (Relates to Bayfront Pkg Management Plan)
- Review Yaquina Bay Estuary Management Plan Outreach Briefing (Willamette Partnership/DLCD)

June 12, 2023

Regular Session

- Conditional Use Permit for Samaritan Drug and Alcohol Rehab Facility Offices at (5840 – 5842 NW Biggs)
- Public Hearing on Multi-Family/Commercial Trash Enclosure Standards
- Initiate Legislative Amendments to Special Parking Area Regulation (Relates to Bayfront Pkg Management Plan)

June 26, 2023

No Meeting

July 10, 2023

Work Session

- Review 2023 State of Oregon Legislative Changes (Land Use and Related Bills)
- Discuss Scope of Land Use Amendments to Facilitate Needed Housing (An HPS Recommendation)

July 10, 2023

Regular Session

- Findings and Final Order - Conditional Use Permit for Samaritan Drug/Alcohol Rehab Facility Offices
- Public Hearing Amended Final Development Plan for OSU Student/Faculty Housing in Wilder